

Adopted at Meeting of 10/ 24/ 62

BOSTON REDEVELOPMENT AUTHORITY

Resolution Re: Determinations and Findings

In The Mattapan Project

WHEREAS, Boston Redevelopment Authority (hereinafter called the "Authority") is a public body, politic and corporate, duly organized and existing under the provisions of the Housing Authority Law of the Commonwealth of Massachusetts and having a usual place of business in the City of Boston, Massachusetts; and

WHEREAS, the Authority has undertaken and conducted surveys, studies and inspection of an area in the City of Boston, known and referred to as the Mattapan Project Area (hereinafter called the "Project Area"), said area being more particularly described in Exhibit "A" attached hereto and made a part of this resolution; and

WHEREAS, the Authority has, with respect to the Project Area, reviewed extensive evidence and data with respect to said Project Area and its condition, including (a) statements and exhibits prepared and presented by members of the Authority's staff, including detailed explanations of the study procedures used by the staff, detailed descriptions of the Project Area, the physical conditions and uses of land and structures therein and inspection reports respecting the physical condition of every structure in the Project Area, (b) statements, opinions and views from various interested individuals, pertaining to the conditions existing in the Project Area, and (c) taken a viewing of the Project Area;

NOW, THEREFORE, be it resolved that the Boston Redevelopment Authority, acting under and pursuant to its powers under the provisions of said Housing Authority Law and any other powers thereunto enabling, does hereby determine, declare and find that the Project Area is a blighted open and decadent area within the definition of Chapter 121, General Laws of Massachusetts, in that it is a predominantly open area which is detrimental to the safety, health, morals, welfare or sound growth of the Boston community because it is unduly costly to develop it soundly through the ordinary operations of private enterprise by reason of the existence of ledge, rock, and other physical conditions, such as low-lying areas with standing water, and by reason of the necessity for unduly expensive measures for draining the area and for the prevention of flooding thereof and for the protection of adjacent properties and the water table therein, and for otherwise making the area appropriate for sound development and by reason of obsolete, inappropriate and otherwise faulty platting, obsolete street patterns and subdivision and because of the existence of buildings which are out of repair, physically deteriorated and obsolete and in need of major maintenance and repair and because much of the real estate in recent years has been sold or taken for non-payment of taxes and by reason of the inadequate facilities, diversity of ownership of plots and irregular lot sizes and inadequacy of transportation facilities and other utilities and by reason of tax and special assessment delinquencies. Moreover, the Project Area is a predominantly open and decadent area which by reason of a combination of conditions indicated above which are not being remedied by the ordinary operations of private enterprise is of such a character that it is detrimental to the safety, health, morals, welfare or sound growth of the community in which it is situated and it is improbable that the area will be redeveloped by the ordinary operations of private enterprise.

Be it further resolved that the Boston Redevelopment Authority does hereby determine, declare and find the following particular facts to be true and correct:

1. The Mattapan Project Area contains 42.5 gross acres, of which 7.8 acres is improved with buildings and streets and 34.7 acres is vacant, undeveloped land.
2. There is virtually no storm drainage system to drain the land, much of which is low-lying and the water table is high, resulting in poor percolation. Natural surface run-off has been restricted by development of surrounding areas, resulting in stagnant surface water at intermittent periods. Another sizable portion of the Project Area consists of hillside land with visible rock outcroppings and ledge.

3. The area's platting and subdivision is obsolete as evidenced by the fact that forty-three (43) parcels contain 4,000 or less square feet, and the street pattern is a grid patter which does not reflect topography, is excessive in terms of the Project Area to be served and contains two streets which cannot be constructed unless they are realigned.
4. Excluding Cummins Highway, one street, constituting only 13 per cent of total length of streets in the Project Area, is paved. Another 7 per cent of the total street length is in use but unpaved. The remaining 80 per cent of the streets exist only on the subdivision maps. Dirt ruts, virtually impassable in wet weather provide access to the few structures scattered throughout the Project Area. Two street which are laid out but not built run through the area and bear no relation to the topography necessitating excessive development costs.
5. The Project Area contains inadequate public utilities. Based upon the present street layout, only 40 per cent of the area is served by the existing water system, only 20 per cent is served by the existing sewer system, and only about 8 per cent is served by the existing storm drainage system. The water line which follows Colorado-Canaan Streets and the sanitary sewer system which follows Croyden-Alabama-Canaan Streets are the only utilities that connect all the way through the Project Area. Otherwise, the utilities surround the Project Area and at various points reach into it to a very limited extent.
6. There exists a diverse ownership pattern as evidenced by the fact that 82 parcels not owned by the City of Boston are owned by 76 different owners. A total of 55% of the area, or 36 parcels, is City of Boston owned property acquired for tax delinquency.
7. Within the Mattapan Project Area, there are 24 major structures. Of these, 21 or 87.5 per cent are devoted to residential use; 3 or 12.5 per cent are non-residential. The non-residential structures are devoted to the following specific uses: one is a single story, wood-frame, primary grade school and two are four-car garages, from one of which a construction business is operated. In addition to these, a plastering business is conducted from a residential structure; equipment, materials, and vehicles used are stored or operated on open land directly adjacent to the residential building.
8. Of the 24 major structures contained in the Project Area, 21 or 87.5 per cent were given a thorough interior examination and 24 or 100 per cent were given a thorough exterior examination. 24 dwelling units were contained in the 21 residential structures; of these, 21 or 87.5 per cent were given a thorough examination. The detailed interior and exterior inspections of the principal buildings throughout the area discloses that:
 - (a) 22 or 91.6 per cent had 1 or more deficiencies.
 - (b) 18 or 75 per cent had 5 or more deficiencies.
 - (c) 14 or 58 per cent had 10 or more deficiencies.
 - (d) 8 or 33.5 per cent had 15 or more deficiencies.
 - (e) 11 or 52.3 per cent of the buildings examined had evidence of cracks in inside walls and/or ceilings.
 - (f) 10 or 47.6 per cent of the buildings examined had loose and/or broken base material on inside walls and/or ceilings.
 - (g) 8 or 38.1 per cent of the buildings examined had evidence of leaks on inside walls and/or ceilings.

- (h) 13 or 62 per cent of the buildings examined had flooring which was worn, loose and/or missing.
 - (i) 12 or 57.2 per cent of the buildings examined had floors which were sagging or pitched.
 - (j) 9 or 42.9 per cent of the buildings examined had worn, sagging and/or deteriorated interior stairs.
 - (k) 6 or 28.6 per cent of the buildings examined lacked lighting fixtures in public hallways.
 - (l) 8 or 38.1 per cent of the buildings examined had obstructed egress.
 - (m) 10 or 47.6 per cent of the buildings examined had supporting columns and or piers which were loose and/or deteriorated, or missing.
 - (n) 9 or 42.9 per cent of the buildings examined had framing split and/or deteriorated.
 - (o) 10 or 47.6 per cent of the buildings examined had impervious basement floors which were broken, deteriorated and/or missing.
 - (p) 14 or 58 per cent of the buildings examined had loose, missing and/or deteriorated roof material.
 - (q) 15 or 62.5 per cent of the buildings examined had roofs which were sagging or out of line.
 - (r) 15 or 62.5 per cent of the buildings examined had chimneys which were deteriorated and/or out of alignment.
 - (s) 14 or 58 per cent of the buildings examined had exterior siding which was loose, missing, and/or deteriorated.
 - (t) 12 or 50 per cent of the buildings examined had exterior walls which were out of plumb and/or horizontal alignment.
 - (u) 14 or 58 per cent of the buildings examined had foundation walls which were deteriorated, sinking and/or out of line.
 - (v) 15 or 62.5 per cent of the buildings examined had exterior stairs and/or railings which were worn, deteriorated, broken and/or missing.
 - (w) 14 or 58 per cent of the buildings examined had window frames, sashes and/or panes which were loose, broken and/or deteriorated or missing.
 - (x) 7 or 29.2 per cent of the buildings examined had porch flooring and/or railings loose, missing and/or deteriorated.
 - (y) 7 or 29.2 per cent of the buildings examined had porch structural members and/or piers deteriorated, out of plumb and/or out of alignment.
9. The difficult topographic and drainage conditions adversely affecting the area, the scattered distribution of the 24 major structures throughout the site, inadequate utilities and transportation facilities and the obsolete platting and diverse ownership pattern create a combination of conditions which are not being remedied by the ordinary operations of private enterprise.

EXHIBIT "A"

Beginning at the intersection of the northwesterly sideline of Hebron Street extended and the southwesterly sideline of Cummins Highway and running southeasterly by the southwesterly sideline of Cummins Highway to the intersection of said sideline with the southeasterly sideline of Kennebec Street extended;

thence turning and running northeasterly by the southeasterly sideline of Kennebec Street extended to the southwesterly property line of 267-271 Alabama Street now or formerly owned by Domenic Frangioso;

thence turning and running southeasterly by the southwesterly property line of 267-271 Alabama Street now or formerly of Domenic Frangioso to the northwesterly sideline of Alabama Street;

thence running southeasterly across Alabama Street to the southwesterly property line of vacant land now or formerly owned by the City of Boston, fronting on Croyden Street between Alabama and Colorado Streets

thence running southeasterly by the southwesterly property line of said vacant land now or formerly owned by the City of Boston to the northwesterly sideline of Colorado Street;

thence running southeasterly across Colorado Street to the southwesterly property line of vacant land now or formerly owned by the City of Boston located on the corner of Colorado and Croyden Streets;

thence running southeasterly and northeasterly by the southwesterly and southeasterly property line of said vacant land now or formerly owned by the City of Boston to the southwesterly sideline of Croyden Street;

thence running southeasterly by the southwesterly sideline of Croyden Street to the intersection of said sideline with an extension of the southeasterly property line of vacant land now or formerly owned by the City of Boston and fronting on Colorado Street between Canaan and Croyden Streets crossing vacant land now or formerly owned by Annie Semchuck located on the corner of Colorado and Croyden Streets;

EXHIBIT "A" Continued -2-

thence turning and running northeasterly by the extension of said southeasterly property line across Croyden Street to vacant land now or formerly owned by Annie Semchuck;

thence running northeasterly across said vacant land now or formerly owned by Annie Semchuck and by the southeasterly property lines of vacant land now or formerly owned by the City of Boston and fronting on Colorado Street between Canaan and Croyden Streets; vacant land now or formerly owned by Henning W. Hanson fronting on Colorado Street; vacant land now or formerly owned by Mary S. Hamm fronting on Colorado Street, and, by an extension of these aforesaid southeasterly property lines, across vacant land now or formerly owned by the City of Boston located on the corner of Colorado and Canaan Streets to the southwesterly sideline of Canaan Street;

thence running northeasterly across Canaan Street to the northeasterly sideline of said Canaan Street;

thence turning and running northwesterly along said northeasterly sideline of Canaan Street to the southeasterly sideline of Colorado Street;

thence turning and running northeasterly by the southeasterly sideline of Colorado Street to the intersection of said sideline with the northeasterly property line of vacant land now or formerly owned by Sarah E. Baker fronting on Colorado Street extended;

thence turning and running northwesterly across Colorado Street by said northeasterly property line extended to the northeasterly property line of vacant land now or formerly owned by Sarah E. Baker fronting on Colorado Street;

thence running northwesterly by said northeasterly property line to the northwesterly property line of said vacant land now or formerly owned by Sarah E. Baker.

thence turning and running northeasterly by the southeasterly property lines of vacant land now or formerly owned by the City of Boston and fronting on Alabama Street and the southeasterly property line of land now or formerly owned by Elfreda Northern numbered 154 Alabama Street to the intersection of said property lines to the southwesterly property line of property now or formerly owned by Selma E. and Oscar R. Erickson numbered 148-150 Alabama Street;

thence turning and running southeasterly by said southwesterly property line to the northwesterly sideline of Colorado Street;

thence running across Colorado Street on said southwesterly property line extended to the southeasterly sideline of Colorado Street;

thence turning and running northeasterly by the southeasterly sideline of Colorado Street to the southwesterly sideline of Messinger Street;

thence running across Messinger Street by said southeasterly sideline extended to the northeasterly sideline of Messinger Street;

thence turning and running northwesterly along the northeasterly sideline of Messinger Street to the intersection of said sideline with the southeasterly sideline of Alabama Street;

thence turning and running northeasterly along the southeasterly sideline of Alabama Street to the southerly sideline of Monterey Avenue;

thence running across Monterey Avenue by the aforesaid southeasterly sideline of Alabama Street extended to the northerly sideline of Monterey Avenue;

thence turning and running across Alabama Street by the aforesaid northerly sideline of Monterey Street extended to the northwesterly sideline of Alabama Street;

thence running westerly by the northerly sideline of Monterey Avenue to the intersection of said sideline with the southeasterly property line of vacant land now or formerly owned by Joseph J. Farrante and fronting on Kennebec Street;

thence turning and running northeasterly along the southeasterly property line of said vacant land now or formerly owned by Joseph J. Farrante and along vacant land now or formerly owned by the City of Boston and fronting on Kennebec Street to the northeasterly property line of said vacant land;

Exhibit "A" Continued -4-

thence turning and running northwesterly by the northeasterly property line of said vacant land now or formerly owned by the City of Boston to the southeasterly sideline of Kennebec Street;

thence running across Kennebec Street by said northeasterly property line extended to the northwesterly sideline of Kennebec Street;

thence turning and running southwesterly by the northwesterly sideline of Kennebec Street to the intersection of said northwesterly sideline with the northeasterly property line of vacant land now or formerly owned by the City of Boston fronting on Kennebec Street between Messinger Street and Currier Street;

thence turning and running northwesterly by the northeasterly property line of said vacant land now or formerly owned by the City of Boston to the southeasterly property line of said vacant land;

thence turning and running northeasterly by said southeasterly property line to the northeasterly property line of said vacant land now or formerly owned by the City of Boston;

thence turning and running northwesterly by said northeasterly property line to the southeasterly sideline of Hebron Street;

thence turning and running northeasterly by the southeasterly sideline of Hebron Street to the intersection of said sideline with a northeasterly property line extended of vacant land now or formerly owned by the City of Boston, located on the corner of Hebron Street;

thence turning and running across Hebron Street by said property line extended to the northwesterly sideline of Hebron Street;

thence running northwesterly and northeasterly and northwesterly along the northeasterly property lines of said vacant land now or formerly owned by the City of Boston to the northwesterly property line of said parcel;

thence turning and running southwesterly by the northwesterly property line of aforesaid vacant land now or formerly owned by the City of Boston to the southwesterly line of the aforesaid parcel;

thence turning and running northwesterly by the southwesterly property line extended of the aforesaid vacant land to the intersection with the northwesterly side of Livermore Street;

thence turning and running southwesterly by the northwesterly sideline of Livermore Street to the intersection of said northwesterly sideline with the southwesterly property line extended of property now or formerly owned by Frank and Grace Muccini located on Livermore Street;

thence turning and running southeasterly across Livermore Street by the southwesterly property line extended of property now or formerly owned by Frank and Grace Muccini to the southeasterly sideline of Livermore Street;

thence running southeasterly, northeasterly and southeasterly along the southwesterly property line of said property now or formerly owned by Frank and Grace Muccini, to the northwesterly sideline of Hebron Street;

thence turning and running southwesterly by the northwesterly sideline of Hebron Street to the northeasterly sideline of Cummins Highway;

thence running across Cummins Highway by said northwesterly sideline of Hebron Street extended to the point of beginning.